

# \$360,000 - 4872 Southlands Drive Se, Medicine Hat

MLS® #A2201073

**\$360,000**

3 Bedroom, 2.00 Bathroom, 949 sqft

Residential on 0.07 Acres

Southland, Medicine Hat, Alberta

Welcome to 4872 Southlands Dr SE, a beautiful modern half duplex in one of the most popular areas in Medicine Hat! This property greets you with a spacious entry way opening up into an open concept main floor living space. There is plenty of room for entertaining guests or enjoying the living room, all while the kitchen and dining area are just steps away. The kitchen is home to a stainless steel appliance package, double sink, white tile backsplash, and trendy dark cabinetry. The primary bedroom is located on the main floor, featuring a walk-in closet and private shower / vanity area, with a cheater door to the half bath which also has access from the main living space. At the rear of the property is a space for laundry as well convenient boot room to be utilized for the back entrance, which leads to a covered deck and back alley parking. Downstairs is home to another functional large living space, 2 generously sized bedrooms (1 with a walk-in closet), and a full bath. The backyard is maintenance free, and features loads of parking space. Front yard has grass with underground sprinklers. Other features of this property include PRIME location close to all amenities, schools, parks, walking trails, shopping, the list goes on! This property is currently rented out until September at \$1900/month, plus utilities. Great opportunity to purchase, collect rent for the summer months, then move in! Check out the virtual tour and book your showing today!



Built in 2016

## Essential Information

MLS® #	A2201073
Price	\$360,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	949
Acres	0.07
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

## Community Information

Address	4872 Southlands Drive Se
Subdivision	Southland
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B0L6

## Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

## Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Lighting, Rain Gutters
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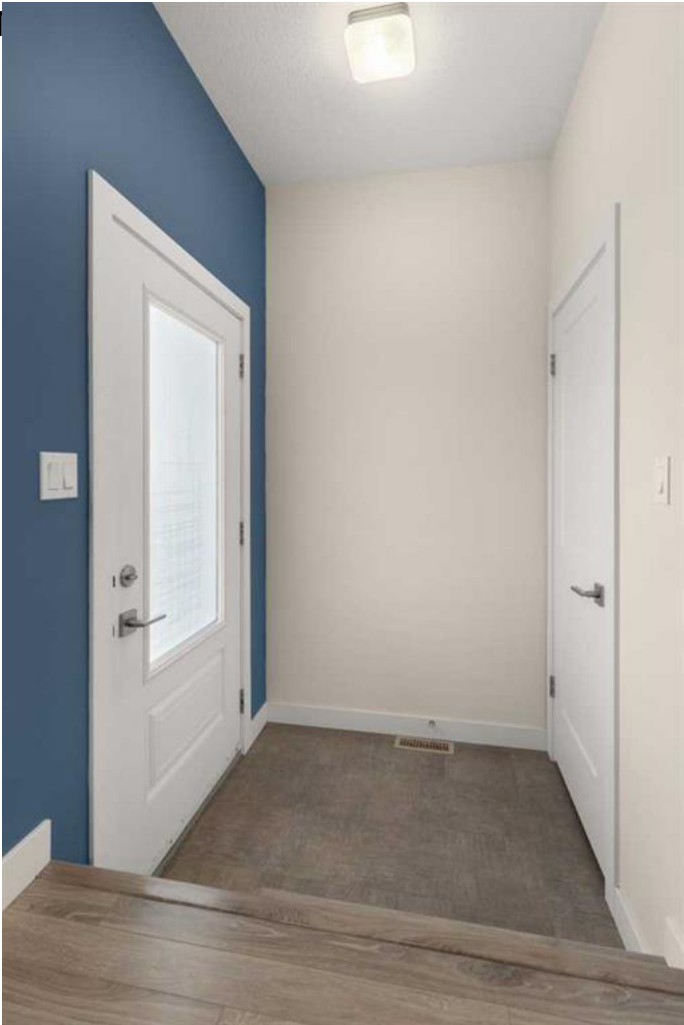
Lot Description	Back Lane, Front Yard, Low I
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 10th, 2025
Days on Market	39
Zoning	R-LD

**Listing Details**

Listing Office	EXP REALTY
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